

018.0

0008

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

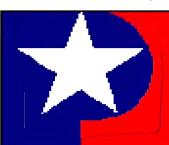
Total Card / Total Parcel  
664,400 / 664,400

USE VALUE:

664,400 / 664,400

ASSESSED:

664,400 / 664,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
46		COLONIAL DR, ARLINGTON

**OWNERSHIP**

Owner 1:	LOGAN DEREK A/EMILY S	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 46 COLONIAL DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: FAHEY JOSEPH F -

Owner 2: -

Street 1: 46 COLONIAL DR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1941, having primarily Vinyl Exterior and 1407 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**PROPERTY FACTORS**

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

**LAND SECTION (First 7 lines only)**

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5700.000	162,100		502,300	664,400		
							13443
							GIS Ref
							GIS Ref
							Insp Date
							04/09/19

Source:	Market Adj Cost	Total Value per SQ unit /Card:	472.21	/Parcel: 472.2	Entered Lot Size
					Total Land:
					Land Unit Type:

Parcel ID 018.0-0008-0013.0

!1592!

**USER DEFINED**

Prior Id # 1:	13443
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:10:13
PRINT	
LAST REV	
Date	Time
09/30/20	15:45:35
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAHEY JOSEPH F	1322-4		8/23/2006		380,000	No	No		
	691-95		10/10/2003	Family		No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2020	578	Porch	8,000	C				
2/16/2017	163	Redo Bas	49,945	O				
6/17/2014	678	Heat App	7,000					

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/9/2019	Inspected	DGM	D Mann
11/1/2017	Inspected	BS	Barbara S
10/27/2017	MEAS&NOTICE	BS	Barbara S
6/25/2014	Info Fm Prmt	PC	PHIL C
5/5/2009	Measured	372	PATRIOT
10/5/1999	Meas/Inspect	243	PATRIOT
8/24/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

